

CITY PLANNING  
DEPARTMENT

Phone (918) 251-5311  
FAX (918) 251-6642

December 1, 1992



Mr. Charles Palmer  
4120 Rogers Ave.  
Ft. Smith, Arkansas 72903

Re: Site Plan, Mini-Storages

Dear Mr. Palmer:

The Broken Arrow Planning Commission, in their meeting of November 19, 1992, approved the proposed site plan for mini-storages, to be located in the Aspen Square Planned Unit Development (PUD #74), on the northeast corner of Washington (91st) and Aspen (145th). The plan was approved, as submitted, and with conditions of PUD #74.

Action by the Planning Commission will be recorded in the minutes of November 19, 1992. If you have any questions concerning this matter, please contact me.

Sincerely,

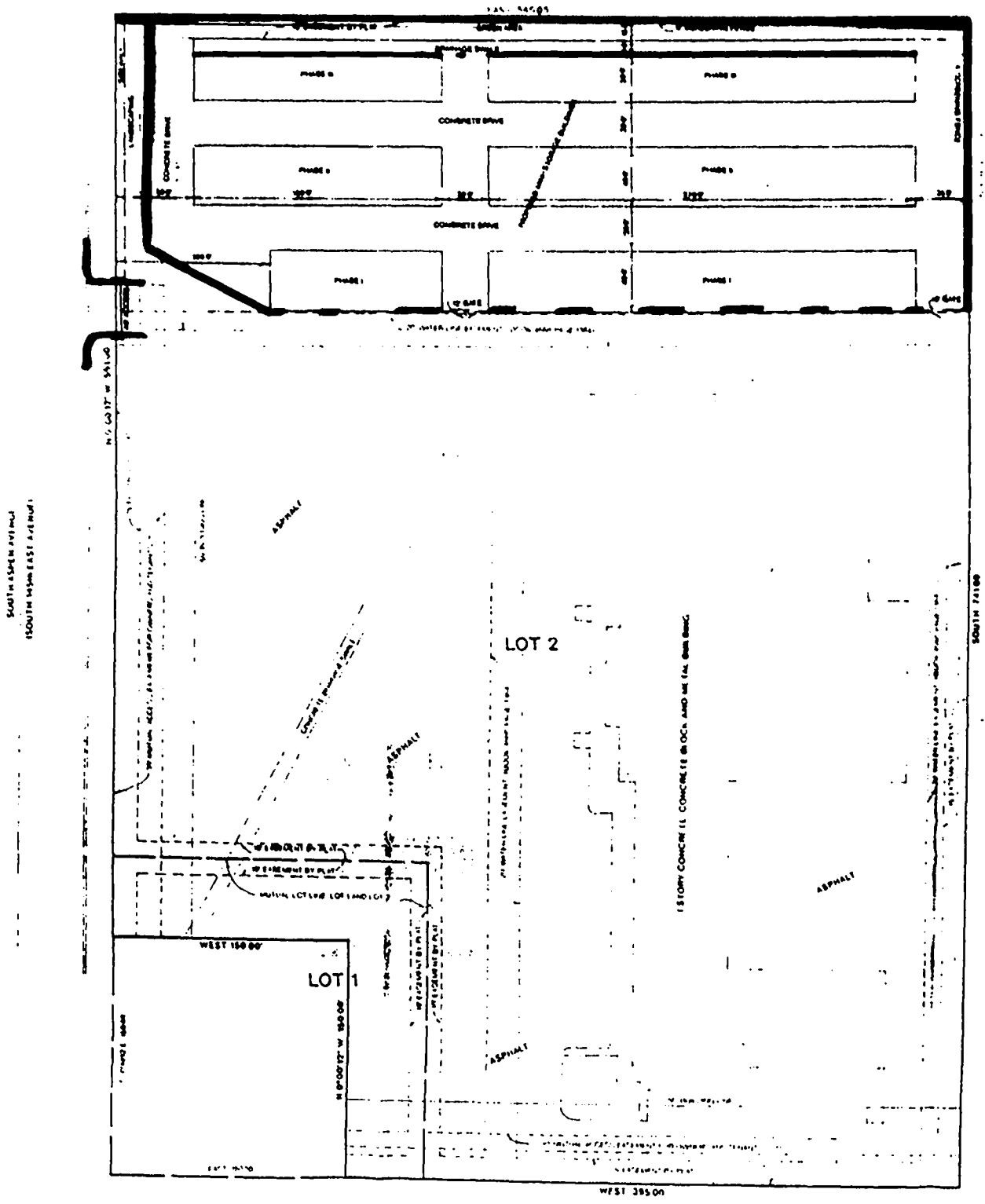
*Farhad K. Daroga*  
Farhad K. Daroga  
Planning Director

FKD:mg

cc: Allen Stanton  
Joe Donelson



# Revised Site Plan



CITY PLANNING  
DEPARTMENT

Phone (918) 251-5311  
FAX (918) 251-6642

October 6, 1992



Mr. John N. Rogers  
P. O. Box 381  
Sallisaw, OK 74955

Re: BAZ 1152 & PUD 74  
Aspen Square

Dear Mr. Rogers:

The Broken Arrow City Council, in their meeting of October 5, 1992, approved your rezoning request (BAZ 1152) for 2.41 acres north of the northeast corner of Washington (91st) and Aspen (145th), from C-3 to C-5. The City Council approved this zoning subject to Planned Unit development (PUD) 74, for the Aspen Square Shopping Center.

These items were approved, as recommended by the Planning Commission in their meeting of September 24, 1992, and as agreed by you. For the development of this mini-storage project, the following conditions shall apply:

1. North setback to be minimum 25' from the north property line. The north 15' of this property is an utility easement and shall not have any structures, except for a screening fence. It is recommended that the south 10' of this 25' setback be used for landscaping and planting of trees, shrubbery, etc. There shall be no outdoor storage, nor vehicular access within this 25' landscaped buffer area.
2. A minimum 6' high, new privacy/opaque fence, to be placed on the entire north and east perimeter of the mini-storage project. This new fence will replace the existing (residential) fences and built in coordination and agreement with the surrounding property owners.
3. A minimum 6' high privacy/opaque fence on the west perimeter of this property, shall be placed 20' east of the property line along Aspen Ave. This privacy fence will be approved through a detailed site plan, prior to the building permit issuance.
4. All mini-storage structures shall be maximum one-story in height and shall not exceed an overall height of about 20'. As you suggested to the City Council, the mini-storage buildings shall be between 9' and 11' in height.

October 6, 1992

5. Site grading, site design and surface work for this project shall have to be reviewed for storm water flow/grading purposes and approved by city staff prior to building permit. Retaining walls may be necessary, on the east and northeast sides of the mini-storage project, to avoid erosion problems.
6. A minimum 5' wide concrete sidewalk shall be placed in the Aspen Ave. street right-of-way, preferably adjoining the property line.
7. No new curb cuts (access) shall be approved for this entire PUD. Existing curb cuts shall be used for the mini-storage project.
8. Proposed sign for the mini-storage project is a monument sign, not to exceed 7' in height and shall be placed minimum 80' from the center line of Aspen Ave. Though this application did not address the size of this sign, the sign code permits a sign of 40 sq. ft. (maximum) at this height and setback.
9. Outdoor lighting, for security purposes, shall be installed at the north end of the mini-storage project. Light fixtures should not be higher than the buildings and should be directed away from the residences, such that the lights should not shine directly towards the residences.

An ordinance confirming the approval of this zoning and PUD case will be issued as soon as our legal staff can formulate the legal description and present it to the City Council for their approval.

Action by the City Council will be recorded in the minutes of October 5, 1992. If you have any questions concerning this matter, please contact me.

Sincerely,

*Farhad K. Daroga*  
Farhad K. Daroga  
Planning Director

FKD:mg

cc: Charles Palmer